

Housing Supply Overview



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the Sioux Falls region were up 14.6 percent overall. The price range with the largest gain in sales was the \$2M and Above range, where they increased 57.1 percent.

The overall Median Sales Price was up 1.5 percent to \$324,800. The construction type with the largest price gain was the New Construction segment, where prices increased 2.4 percent to \$374,900. The price range that tended to sell the quickest was the \$200K to \$250K range at 81 days; the price range that tended to sell the slowest was the \$2M and Above range at 224 days.

Market-wide, inventory levels were down 23.3 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 12.5 percent. That amounts to 3.3 months supply for Single-Family homes and 5.8 months supply for Condos.

Quick Facts

+ 57.1%	+ 17.5%	+ 18.6%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$2,000,001 and Above	Previously Owned	Condo-Townhouse Attached
Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.		
Pending Sales		2
Days on Market Until Sale		3
Median Sales Price		4
Percent of Original List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

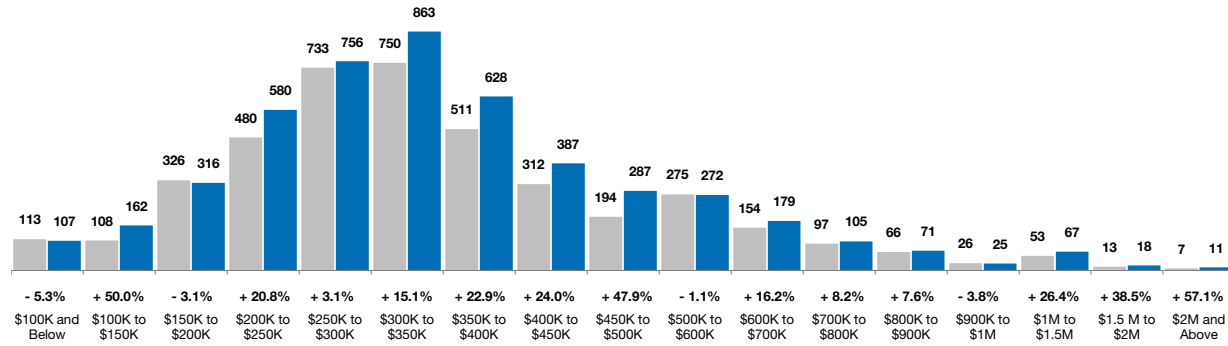


Pending Sales

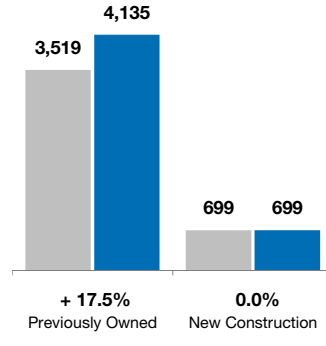
A count of properties on which offers have been accepted. Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.



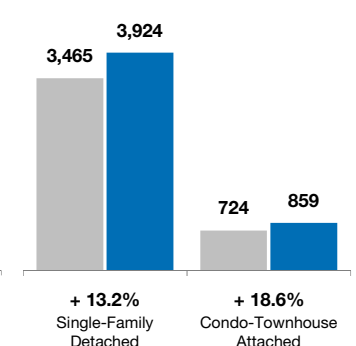
By Price Range ■ 11-2024 ■ 11-2025



By Construction Status ■ 11-2024 ■ 11-2025



By Property Type ■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$100,000 and Below	113	107	- 5.3%
\$100,001 to \$150,000	108	162	+ 50.0%
\$150,001 to \$200,000	326	316	- 3.1%
\$200,001 to \$250,000	480	580	+ 20.8%
\$250,001 to \$300,000	733	756	+ 3.1%
\$300,001 to \$350,000	750	863	+ 15.1%
\$350,001 to \$400,000	511	628	+ 22.9%
\$400,001 to \$450,000	312	387	+ 24.0%
\$450,001 to \$500,000	194	287	+ 47.9%
\$500,001 to \$600,000	275	272	- 1.1%
\$600,001 to \$700,000	154	179	+ 16.2%
\$700,001 to \$800,000	97	105	+ 8.2%
\$800,001 to \$900,000	66	71	+ 7.6%
\$900,001 to \$1,000,000	26	25	- 3.8%
\$1,000,001 to \$1,500,000	53	67	+ 26.4%
\$1,500,001 to \$2,000,000	13	18	+ 38.5%
\$2,000,001 and Above	7	11	+ 57.1%
All Price Ranges	4,218	4,834	+ 14.6%

Single-Family Detached

11-2024	11-2025	Change
89	72	- 19.1%
91	124	+ 36.3%
284	262	- 7.7%
349	449	+ 28.7%
482	511	+ 6.0%
601	638	+ 6.2%
452	555	+ 22.8%
290	362	+ 24.8%
174	269	+ 54.6%
253	238	- 5.9%
148	167	+ 12.8%
91	94	+ 3.3%
64	68	+ 6.3%
25	23	- 8.0%
52	63	+ 21.2%
13	18	+ 38.5%
7	11	+ 57.1%
3,465	3,924	+ 13.2%

Condo-Townhouse Attached

11-2024	11-2025	Change
2	2	0.0%
13	22	+ 69.2%
39	53	+ 35.9%
131	131	0.0%
251	245	- 2.4%
149	225	+ 51.0%
59	73	+ 23.7%
22	25	+ 13.6%
20	17	- 15.0%
22	34	+ 54.5%
6	12	+ 100.0%
6	11	+ 83.3%
2	3	+ 50.0%
1	2	+ 100.0%
1	4	+ 300.0%
0	0	--
0	0	--
724	859	+ 18.6%

By Construction Status	11-2024	11-2025	Change
Previously Owned	3,519	4,135	+ 17.5%
New Construction	699	699	0.0%
All Construction Statuses	4,218	4,834	+ 14.6%

11-2024	11-2025	Change
3,007	3,492	+ 16.1%
458	432	- 5.7%
3,465	3,924	+ 13.2%

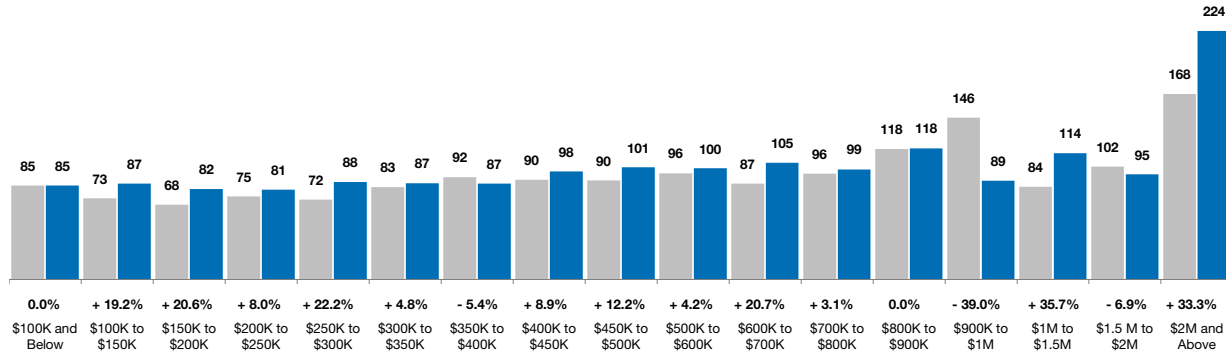
11-2024	11-2025	Change
483	593	+ 22.8%
241	266	+ 10.4%
724	859	+ 18.6%

Days on Market Until Sale

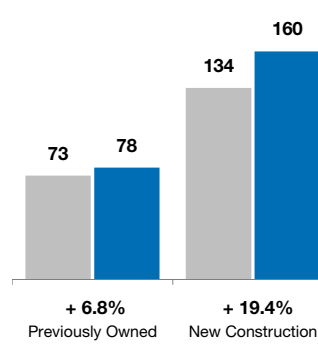
Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.



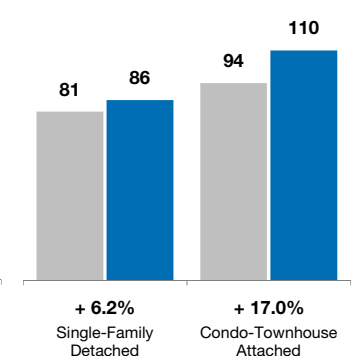
By Price Range ■ 11-2024 ■ 11-2025



By Construction Status ■ 11-2024 ■ 11-2025



By Property Type ■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$100,000 and Below	85	85	0.0%
\$100,001 to \$150,000	73	87	+ 19.2%
\$150,001 to \$200,000	68	82	+ 20.6%
\$200,001 to \$250,000	75	81	+ 8.0%
\$250,001 to \$300,000	72	88	+ 22.2%
\$300,001 to \$350,000	83	87	+ 4.8%
\$350,001 to \$400,000	92	87	- 5.4%
\$400,001 to \$450,000	90	98	+ 8.9%
\$450,001 to \$500,000	90	101	+ 12.2%
\$500,001 to \$600,000	96	100	+ 4.2%
\$600,001 to \$700,000	87	105	+ 20.7%
\$700,001 to \$800,000	96	99	+ 3.1%
\$800,001 to \$900,000	118	118	0.0%
\$900,001 to \$1,000,000	146	89	- 39.0%
\$1,000,001 to \$1,500,000	84	114	+ 35.7%
\$1,500,001 to \$2,000,000	102	95	- 6.9%
\$2,000,001 and Above	168	224	+ 33.3%
All Price Ranges	83	90	+ 8.4%

Single-Family Detached

11-2024	11-2025	Change
87	90	+ 3.4%
74	83	+ 12.2%
67	81	+ 20.9%
66	76	+ 15.2%
68	74	+ 8.8%
76	78	+ 2.6%
91	84	- 7.7%
88	98	+ 11.4%
91	100	+ 9.9%
96	100	+ 4.2%
86	106	+ 23.3%
97	86	- 11.3%
120	111	- 7.5%
146	89	- 39.0%
83	115	+ 38.6%
102	95	- 6.9%
168	224	+ 33.3%
81	86	+ 6.2%

Condo-Townhouse Attached

11-2024	11-2025	Change
72	63	- 12.5%
65	106	+ 63.1%
74	88	+ 18.9%
99	96	- 3.0%
82	116	+ 41.5%
115	115	0.0%
106	108	+ 1.9%
120	86	- 28.3%
79	129	+ 63.3%
92	102	+ 10.9%
107	97	- 9.3%
84	249	+ 196.4%
49	210	+ 328.6%
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106	80	- 24.5%
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94	110	+ 17.0%

By Construction Status	11-2024	11-2025	Change
Previously Owned	73	78	+ 6.8%
New Construction	134	160	+ 19.4%
All Construction Statuses	83	90	+ 8.4%

11-2024	11-2025	Change
73	78	+ 6.8%
132	148	+ 12.1%
81	86	+ 6.2%

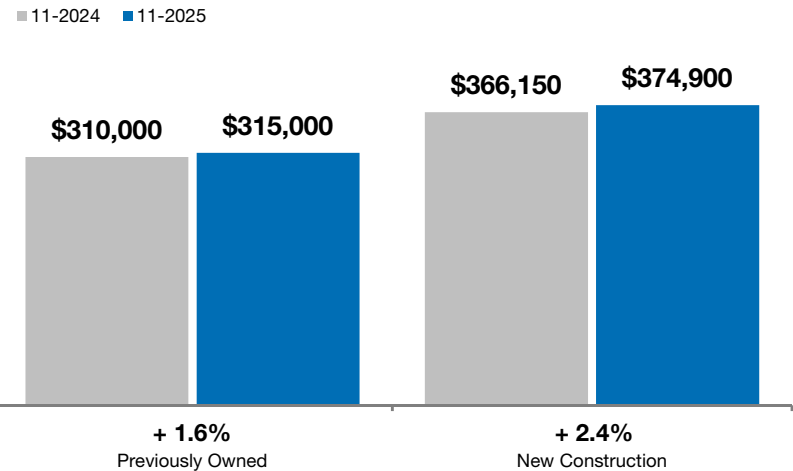
11-2024	11-2025	Change
72	80	+ 11.1%
139	181	+ 30.2%
94	110	+ 17.0%

Median Sales Price

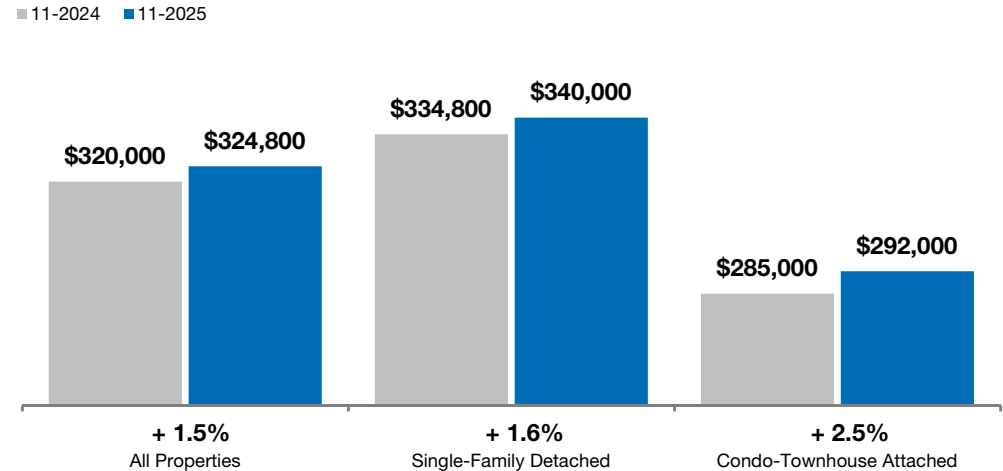
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties			
By Construction Status	11-2024	11-2025	Change
Previously Owned	\$310,000	\$315,000	+ 1.6%
New Construction	\$366,150	\$374,900	+ 2.4%
All Construction Statuses	\$320,000	\$324,800	+ 1.5%

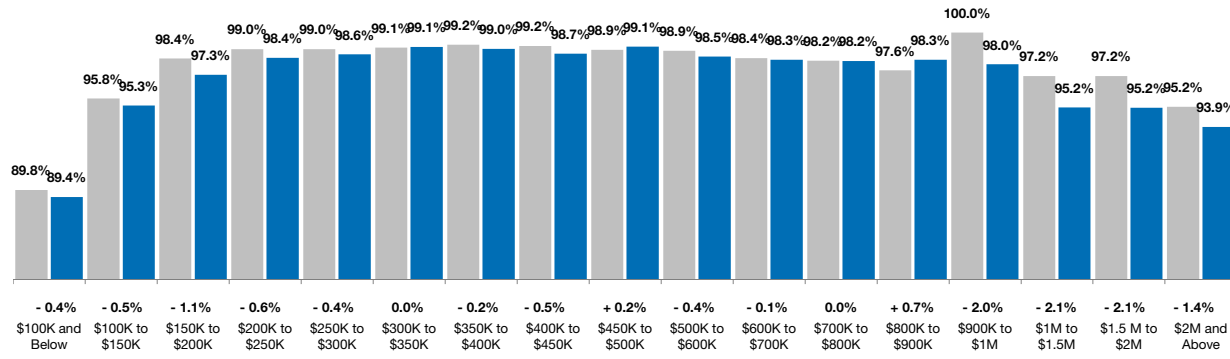
Single-Family Detached			Condo-Townhouse Attached		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$320,000	\$325,000	+ 1.6%	\$280,000	\$284,000	+ 1.4%
\$415,137	\$425,000	+ 2.4%	\$294,375	\$309,862	+ 5.3%
\$334,800	\$340,000	+ 1.6%	\$285,000	\$292,000	+ 2.5%

Percent of Original List Price Received

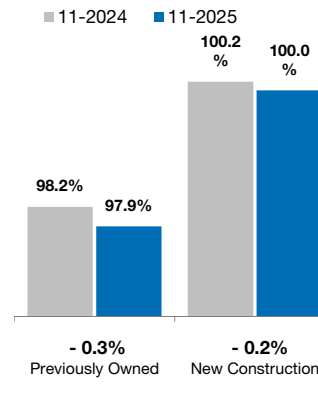
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



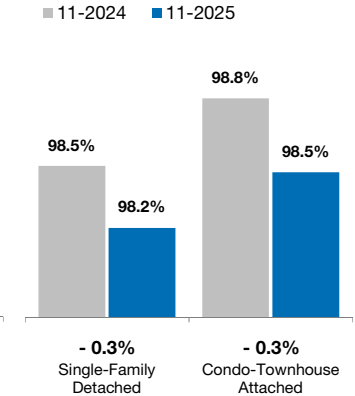
By Price Range ■ 11-2024 ■ 11-2025



By Construction Status ■ 11-2024 ■ 11-2025



By Property Type ■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$100,000 and Below	89.8%	89.4%	-0.4%
\$100,001 to \$150,000	95.8%	95.3%	-0.5%
\$150,001 to \$200,000	98.4%	97.3%	-1.1%
\$200,001 to \$250,000	99.0%	98.4%	-0.6%
\$250,001 to \$300,000	99.0%	98.6%	-0.4%
\$300,001 to \$350,000	99.1%	99.1%	0.0%
\$350,001 to \$400,000	99.2%	99.0%	-0.2%
\$400,001 to \$450,000	99.2%	98.7%	-0.5%
\$450,001 to \$500,000	98.9%	99.1%	+0.2%
\$500,001 to \$600,000	98.9%	98.5%	-0.4%
\$600,001 to \$700,000	98.4%	98.3%	-0.1%
\$700,001 to \$800,000	98.2%	98.2%	0.0%
\$800,001 to \$900,000	97.6%	98.3%	+0.7%
\$900,001 to \$1,000,000	100.0%	98.0%	-2.0%
\$1,000,001 to \$1,500,000	97.2%	95.2%	-2.1%
\$1,500,001 to \$2,000,000	97.2%	95.2%	-2.1%
\$2,000,001 and Above	95.2%	93.9%	-1.4%
All Price Ranges	98.5%	98.2%	-0.3%

Single-Family Detached

11-2024	11-2025	Change
89.4%	89.4%	0.0%
95.8%	94.8%	-1.0%
98.4%	97.2%	-1.2%
99.1%	98.4%	-0.7%
98.9%	98.5%	-0.4%
99.0%	99.1%	+0.1%
99.3%	99.1%	-0.2%
99.2%	98.8%	-0.4%
99.0%	99.2%	+0.2%
98.8%	98.5%	-0.3%
98.3%	98.3%	0.0%
98.2%	97.9%	-0.3%
97.6%	98.0%	+0.4%
100.0%	97.9%	-2.1%
97.3%	95.0%	-2.4%
97.2%	95.2%	-2.1%
95.2%	93.9%	-1.4%
98.5%	98.2%	-0.3%

Condo-Townhouse Attached

11-2024	11-2025	Change
95.7%	92.2%	-3.7%
96.3%	96.3%	0.0%
98.5%	97.6%	-0.9%
98.6%	98.3%	-0.3%
99.0%	98.8%	-0.2%
99.3%	99.2%	-0.1%
98.9%	98.0%	-0.9%
98.4%	97.0%	-1.4%
97.8%	97.0%	-0.8%
99.8%	98.4%	-1.4%
99.7%	97.6%	-2.1%
97.6%	101.0%	+3.5%
96.4%	101.3%	+5.1%
--	100.0%	--
94.8%	97.9%	+3.3%
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98.8%	98.5%	-0.3%

By Construction Status	11-2024	11-2025	Change
Previously Owned	98.2%	97.9%	-0.3%
New Construction	100.2%	100.0%	-0.2%
All Construction Statuses	98.5%	98.2%	-0.3%

11-2024	11-2025	Change
98.2%	98.0%	-0.2%
100.4%	100.2%	-0.2%
98.5%	98.2%	-0.3%

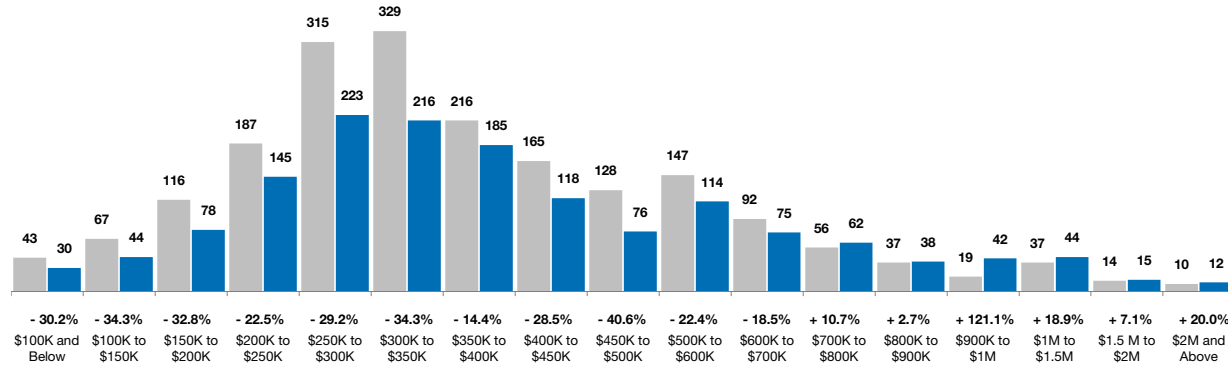
11-2024	11-2025	Change
98.4%	98.0%	-0.4%
99.7%	99.7%	0.0%
98.8%	98.5%	-0.3%

Inventory of Homes for Sale

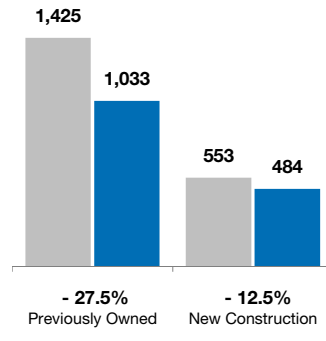
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



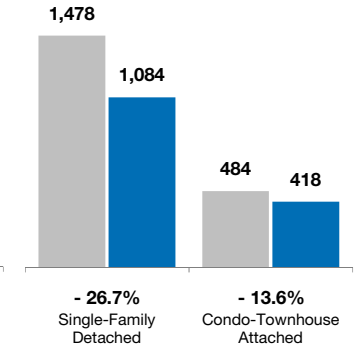
By Price Range ■ 11-2024 ■ 11-2025



By Construction Status ■ 11-2024 ■ 11-2025



By Property Type ■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$100,000 and Below	43	30	- 30.2%
\$100,001 to \$150,000	67	44	- 34.3%
\$150,001 to \$200,000	116	78	- 32.8%
\$200,001 to \$250,000	187	145	- 22.5%
\$250,001 to \$300,000	315	223	- 29.2%
\$300,001 to \$350,000	329	216	- 34.3%
\$350,001 to \$400,000	216	185	- 14.4%
\$400,001 to \$450,000	165	118	- 28.5%
\$450,001 to \$500,000	128	76	- 40.6%
\$500,001 to \$600,000	147	114	- 22.4%
\$600,001 to \$700,000	92	75	- 18.5%
\$700,001 to \$800,000	56	62	+ 10.7%
\$800,001 to \$900,000	37	38	+ 2.7%
\$900,001 to \$1,000,000	19	42	+ 121.1%
\$1,000,001 to \$1,500,000	37	44	+ 18.9%
\$1,500,001 to \$2,000,000	14	15	+ 7.1%
\$2,000,001 and Above	10	12	+ 20.0%
All Price Ranges	1,978	1,517	- 23.3%

Single-Family Detached

11-2024	11-2025	Change
33	15	- 54.5%
48	29	- 39.6%
87	57	- 34.5%
141	102	- 27.7%
188	111	- 41.0%
202	124	- 38.6%
170	147	- 13.5%
143	98	- 31.5%
109	60	- 45.0%
127	96	- 24.4%
80	59	- 26.3%
44	52	+ 18.2%
33	30	- 9.1%
14	38	+ 171.4%
35	41	+ 17.1%
14	13	- 7.1%
10	12	+ 20.0%
1,478	1,084	- 26.7%

Condo-Townhouse Attached

11-2024	11-2025	Change
2	3	+ 50.0%
13	12	- 7.7%
27	21	- 22.2%
46	43	- 6.5%
127	112	- 11.8%
127	92	- 27.6%
46	38	- 17.4%
22	20	- 9.1%
19	16	- 15.8%
20	18	- 10.0%
12	16	+ 33.3%
12	10	- 16.7%
4	8	+ 100.0%
5	4	- 20.0%
2	3	+ 50.0%
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484	418	- 13.6%

By Construction Status

11-2024	11-2025	Change
1,425	1,033	- 27.5%
553	484	- 12.5%
1,978	1,517	- 23.3%

Single-Family Detached

11-2024	11-2025	Change
1,192	838	- 29.7%
286	246	- 14.0%
1,478	1,084	- 26.7%

Condo-Townhouse Attached

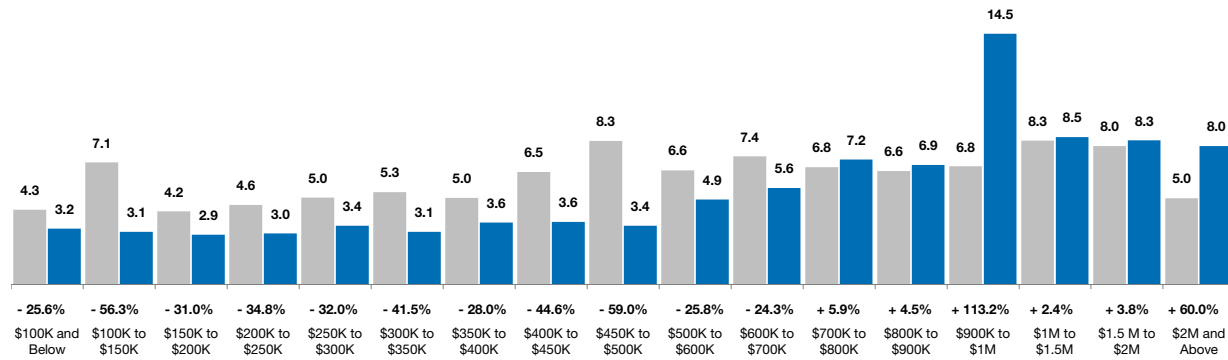
11-2024	11-2025	Change
219	180	- 17.8%
265	238	- 10.2%
484	418	- 13.6%

Months Supply of Inventory

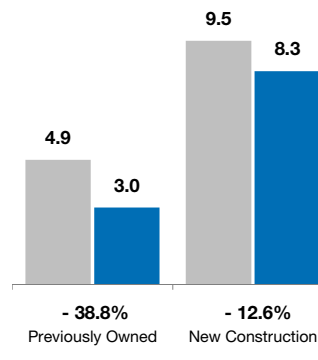
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



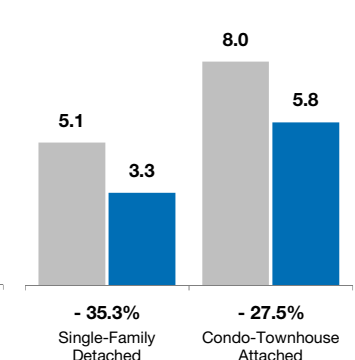
By Price Range ■ 11-2024 ■ 11-2025



By Construction Status ■ 11-2024 ■ 11-2025



By Property Type ■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$100,000 and Below	4.3	3.2	- 25.6%
\$100,001 to \$150,000	7.1	3.1	- 56.3%
\$150,001 to \$200,000	4.2	2.9	- 31.0%
\$200,001 to \$250,000	4.6	3.0	- 34.8%
\$250,001 to \$300,000	5.0	3.4	- 32.0%
\$300,001 to \$350,000	5.3	3.1	- 41.5%
\$350,001 to \$400,000	5.0	3.6	- 28.0%
\$400,001 to \$450,000	6.5	3.6	- 44.6%
\$450,001 to \$500,000	8.3	3.4	- 59.0%
\$500,001 to \$600,000	6.6	4.9	- 25.8%
\$600,001 to \$700,000	7.4	5.6	- 24.3%
\$700,001 to \$800,000	6.8	7.2	+ 5.9%
\$800,001 to \$900,000	6.6	6.9	+ 4.5%
\$900,001 to \$1,000,000	6.8	14.5	+ 113.2%
\$1,000,001 to \$1,500,000	8.3	8.5	+ 2.4%
\$1,500,001 to \$2,000,000	8	8	+ 3.8%
\$2,000,001 and Above	5	8	+ 60.0%
All Price Ranges	5.6	3.8	- 32.1%

Single-Family Detached

11-2024	11-2025	Change
4.2	2.4	- 42.9%
6.0	2.6	- 56.7%
3.7	2.5	- 32.4%
4.8	2.7	- 43.8%
4.5	2.5	- 44.4%
4.1	2.3	- 43.9%
4.4	3.2	- 27.3%
6.0	3.2	- 46.7%
7.9	2.9	- 63.3%
6.2	4.7	- 24.2%
6.8	4.7	- 30.9%
5.6	6.7	+ 19.6%
6.2	5.7	- 8.1%
5.0	14.1	+ 182.0%
8.0	8.5	+ 6.3%
8	7	- 10.0%
5	8	+ 60.0%
5.1	3.3	- 35.3%

Condo-Townhouse Attached

11-2024	11-2025	Change
2.0	3.0	+ 50.0%
8.4	6.0	- 28.6%
6.3	4.7	- 25.4%
4.1	3.7	- 9.8%
6.1	5.3	- 13.1%
10.4	5.2	- 50.0%
8.9	6.5	- 27.0%
11.0	8.7	- 20.9%
9.0	8.9	- 1.1%
9.5	6.0	- 36.8%
9.0	11.2	+ 24.4%
9.0	9.0	0.0%
2.7	8.0	+ 196.3%
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2.0	2.3	+ 15.0%
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8.0	5.8	- 27.5%

By Construction Status

11-2024	11-2025	Change
4.9	3.0	- 38.8%
9.5	8.3	- 12.6%
5.6	3.8	- 32.1%

By Construction Status

11-2024	11-2025	Change
4.8	2.9	- 39.6%
7.5	6.8	- 9.3%
5.1	3.3	- 35.3%

By Construction Status

11-2024	11-2025	Change
5.4	3.6	- 33.3%
13.2	10.7	- 18.9%
8.0	5.8	- 27.5%